

METES AND BOUNDS DESCRIPTION
 OF A
 0.519 ACRE TRACT
 PARK HEIGHTS
 STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE, ABSTRACT NO. 82, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOT 6, PARK HEIGHTS ACCORDING TO THE PLAT RECORDED IN VOLUME 90, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO MIGUEL TAVAREZ NIETO RECORDED IN VOLUME 11209, PAGES 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST CORNER OF STATE HIGHWAY NO. 21 MARKING THE EAST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF LOT 5 OF SAID PARK HEIGHTS; SAID IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 0.2896 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO FRANK G. PENA, JR. RECORDED IN VOLUME 3709, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 293.04 FEET AND A 1 INCH IRON PIPE FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 444.05 FEET;

THENCE: S 59° 53' 33" W ALONG THE SOUTHWEST LINE OF SAID LOT 6 FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE EAST CORNER OF LOT 7 OF SAID PARK HEIGHTS; SAID IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 0.2896 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO FRANK G. PENA, JR. RECORDED IN VOLUME 3709, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 293.04 FEET AND A 1 INCH IRON PIPE FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 444.05 FEET;

THENCE: N 47° 30' 41" W ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 224.89 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED AS LOT 6 SAID AND EXCEPT THE FRONT 225.00 FEET BY A DEED TO AMY PENA RECORDED IN VOLUME 5983, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 403, PAGE 140 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 47° 29' 56" W FOR A DISTANCE OF 903.25 FEET (DEED CALL DISTANCE: 915.00 FEET, 403/140);

THENCE: N 47° 30' 41" W THROUGH SAID LOT 6 AND ALONG THE SOUTHWEST LINE OF SAID PENA TRACT FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOTS 5 AND 6 MARKING THE EAST CORNER OF SAID PENA TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 6 BEARS: N 47° 30' 41" W FOR A DISTANCE OF 934.25 FEET (DEED CALL DISTANCE: 925.00 FEET, 403/140);

THENCE: S 47° 30' 41" E ALONG THE COMMON LINE OF SAID LOTS 5 AND 6 FOR A DISTANCE OF 224.89 FEET (DEED CALL DISTANCE: 225.00 FEET, 403/140) TO THE POINT OF BEGINNING CONTAINING 0.519 OF AN ACRE OF LAND (22,582 SQ. FT.), AS SURVEYED ON THE GROUND OCTOBER, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS PROPERTY IS CURRENTLY ZONED C3-COMMERCIAL.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
4. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
5. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
6. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #4804100195E, EFFECTIVE JULY 7, 2014.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Miguel Tavaréz Nieto, owner and developer of the land shown on this plat and designated herein as Park Heights, Lot 6A, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Miguel Tavaréz Nieto
 Miguel Tavaréz Nieto

**STATE OF TEXAS
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Miguel Tavaréz Nieto, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 14 day of July, 2015.

Shannon L. McHenry
 Notary Public, Bryan, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF THE CITY PLANNER

I, Marlin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23 day of October, 2015.

Marlin Zimmerman
 City Planner, Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, W Paul Kusan, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23 day of October, 2015.

W Paul Kusan
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

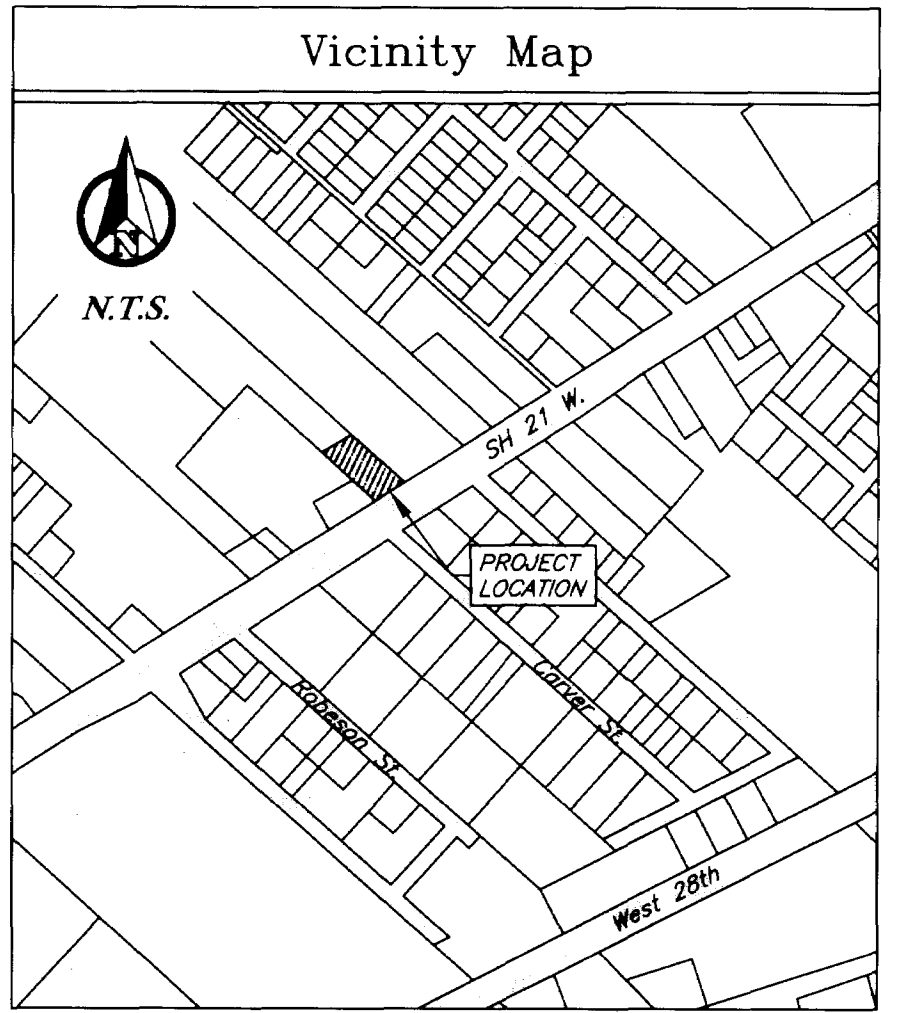
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 21 day of October, 2015, in the Official Records of Brazos County in Volume 18019, Page 135.

Karen McQueen
 County Clerk, Brazos County, Texas
 By Debbie Kufca
 Deputy Clerk

Doc 01247172 BR 13013 195

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me.
 Oct 27 2015
 Filed for Record in: BRAZOS COUNTY
 On: Oct 27 2015 at 08:48A
 As a Plat
 Document Number: 01247172
 Amount: 73.00
 Receipt Number - 559395
 Bar
 Lauren Reistino



MINOR PLAT

**PARK HEIGHTS
 LOT 6A**

Being a Replat of a Portion of Lot 6,
 Park Heights
 Volume 90, Page 456
 Stephen F. Austin No. 9 League, A-62
 Bryan, Brazos County, Texas

March 2015

Owner:
 Miguel Tavaréz Nieto
 2203 Highway 21 W,
 Bryan, TX 77803

Engineer:

 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195